

**LODI CITY COUNCIL
SHIRTSLEEVE SESSION
CARNEGIE FORUM, 305 WEST PINE STREET
TUESDAY, DECEMBER 16, 2008**

A. Roll Call by City Clerk

An Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was held Tuesday, December 16, 2008, commencing at 7:02 a.m.

Present: Council Member Hitchcock, Council Member Johnson, Mayor Pro Tempore Katzakian, Council Member Mounce, and Mayor Hansen

Absent: None

Also Present: City Manager King, City Attorney Schwabauer, and City Clerk Johl

B. Topic(s)

B-1 Receive Presentation on Changes to DeBenedetti Park (PR)

City Manager King briefly introduced the subject matter of DeBenedetti Park.

Public Works Director Wally Sandelin and Interim Parks and Recreation Director Jim Rodems provided a presentation regarding Ed DeBenedetti Park. Specific topics of discussion included the original design of 49 acres, sports fields, flood basin area, positioning of baseball and soccer fields, design to cost project feature, revised configuration, irrigation, and piping.

In response to Mayor Hansen, Mr. Sandelin stated staff is recommending putting dirt back into the basin to fill it up at a net savings of \$300,000, and avoided costs of \$990,000 with the football field.

In response to Mayor Hansen, Mr. Rodems confirmed that the proposed area is for Pop Warner type football and not high school football.

In response to Mayor Hansen, Mr. Rodems confirmed there are bleachers proposed on either side of the football field.

In response to Mayor Hansen, Mr. Sandelin stated the storm drain side net savings is approximately \$100,000 and the park side avoided cost is almost \$1 million if the football field is not placed as originally proposed.

In response to Council Member Mounce, Mr. Rodems and Mr. Sandelin stated the proposed timeline is fall of next year.

In response to Council Member Johnson, Mr. Sandelin stated the high ground could be left vacant, but to keep the basin at a 30-foot depth the City would incur costs annually to maintain at that level.

In response to Council Member Johnson, Mr. Sandelin stated historically the design of the park with the basin and playfield area would have left the field unusable after nearly every storm. Mr. Sandelin stated that, when the City Council decided to build a deeper field, there was no consideration of ongoing costs with pumping.

In response to Mayor Hansen, Mr. Rodems stated the general issue with the Parks and Recreation Commission was what was being given up and the timeline. He stated the original

design was for \$12 million, funding is only available for \$8 million, and approximately \$4 million had to be value engineered out. Mr. Rodems stated the overall perspective of the Commission was positive in that it approved of moving forward on the timeline by giving up some on the design side.

In response to Mayor Hansen, Mr. Rodems stated they should be able to have something on the site that people can use more quickly in light of the proposed reduced costs.

In response to Council Member Mounce, Mr. Rodems stated there may be an ability to divide the project into pieces so that pieces are manageable by various service groups and the open space could be used for basketball court.

In response to Council Member Mounce, Mr. Rodems stated there are four proposed soccer fields.

In response to Mayor Hansen, Mr. Rodems stated he did not have the specific costs for concessions available.

In response to Council Member Hitchcock, Mr. Rodems stated the revised plan shows one high ground soccer field, possibly an all-weather field, the remainder in secondary basin, and there will still be dry fields in wet weather with the exception of the 100-year flood. Mr. Rodems stated the field could be used for both soccer and football, with concurrent seasons, on a space management basis.

In response to Council Member Hitchcock, Mr. Rodems stated the bleacher seating is approximately 800 and is built for Pop Warner type football, which could run concurrently with soccer, based on space management and alternated use. He stated the parking may be realistic for Pop Warner type football rather than high school football with respect to neighboring noise concerns that may arise. Mr. Sandelin stated parking will be reevaluated and analyzed as the project moves forward as the funding was not there for the original design.

In response to Council Member Johnson, Mr. Sandelin and Mr. Rodems confirmed the field will be lit.

Discussion ensued between Council Member Johnson and City Manager King regarding winter and spring soccer leagues, availability of fields, Junior Flames practices, complaints by competitive winter soccer about unlit soccer fields, Kofu Park and Grape Festival grounds as option with fee, and attempts to improve what the City currently has while phasing in the remainder.

In response to Council Member Mounce, Mr. Rodems stated the Parks and Recreation Commission approved the proposed project plans.

In response to Council Member Mounce, Mr. Rodems stated the water way funds were the only grant source staff has seen in the current year as nothing new has come out. Mr. King stated the park bonds were issued in 2002 and there will likely be nothing new until those are fully exhausted. He stated there may be some Proposition 1C park money related to high density housing as well.

In response to Mr. King, Mr. Rodems stated the City came within a month or so of losing grant funds if it did not spend the funds on the park restroom improvements and the City is within a couple of weeks of spending out the park bond money, which may be a result of waiting on DeBenedetti.

In response to Mayor Pro Tempore Katzakian, Mr. Rodems and Mr. Sandelin stated there is approximately \$1.7 million to start the project now.

In response to Council Member Johnson, Mr. Sandelin stated by putting in the dirt there is a minimum savings of \$100,000 and additional details will be available when the matter comes back to the Council in January. He stated there may be an option to charge pool excavators for dumping dirt into the basin, which may generate some revenue. Mr. Rodems stated there is also a long-term savings based on maintenance.

In response to Council Member Hitchcock, Mr. Sandelin stated there are existing homes next to the park and football field.

In response to Council Member Johnson, Mr. Rodems stated the City may want to look at all-weather fields in the Grape Bowl for the long run as well as programming.

In response to Myrna Wetzel, Mr. Sandelin and City Attorney Schwabauer stated it is less costly to sell the preferred City dirt and fill in the basin with the less preferred dirt through pool excavators and there may be ability to generate some revenue as well.

C. Comments by Public on Non-Agenda Items

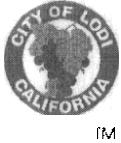
None.

D. Adjournment

No action was taken by the City Council. The meeting was adjourned at 7:48 a.m.

ATTEST:

Randi Johl
City Clerk

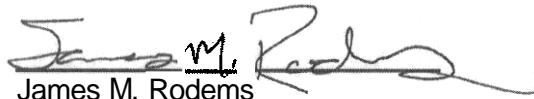


CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Receive Presentation on Changes to DeBenedetti Park
MEETING DATE: December 16, 2008 – Shirtsleeve Meeting
PREPARED BY: James M. Rodems - Interim Parks and Recreation Director

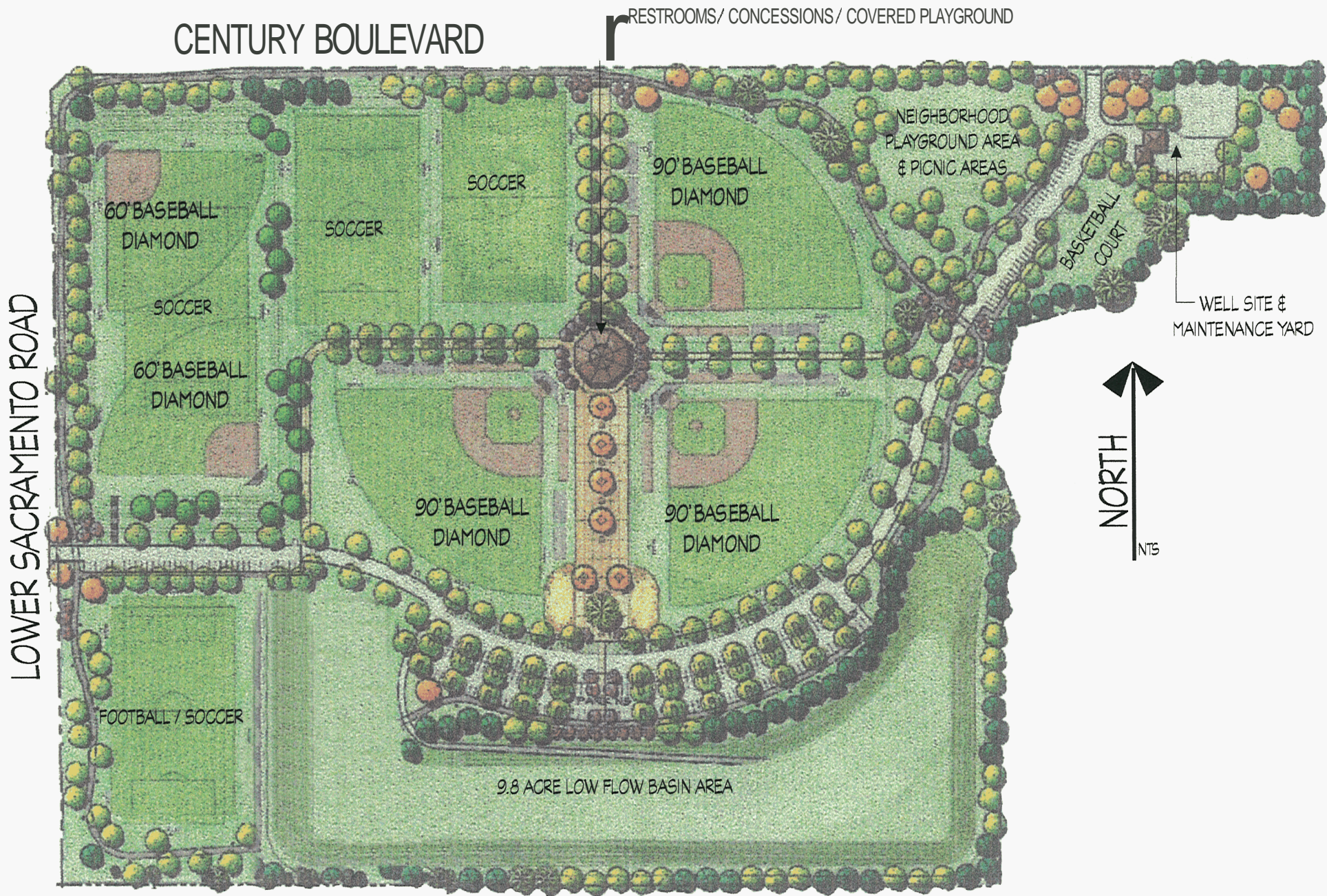
RECOMMENDED ACTION: Receive presentation regarding new plans for DeBenedetti Park as approved by the Recreation Commission.

BACKGROUND INFORMATION: Due to funding constraints and storm drainage needs, the City proposes changes to the previously approved layout of DeBenedetti Park. These changes would facilitate a phasing of the project that could start as soon as Fall 2009. The proposed changes would cause a decrease in field space of approximately 3.3 acres but would accelerate the project timeline. The first phase of the project would be accomplished using Public Works and park impact fee funding.

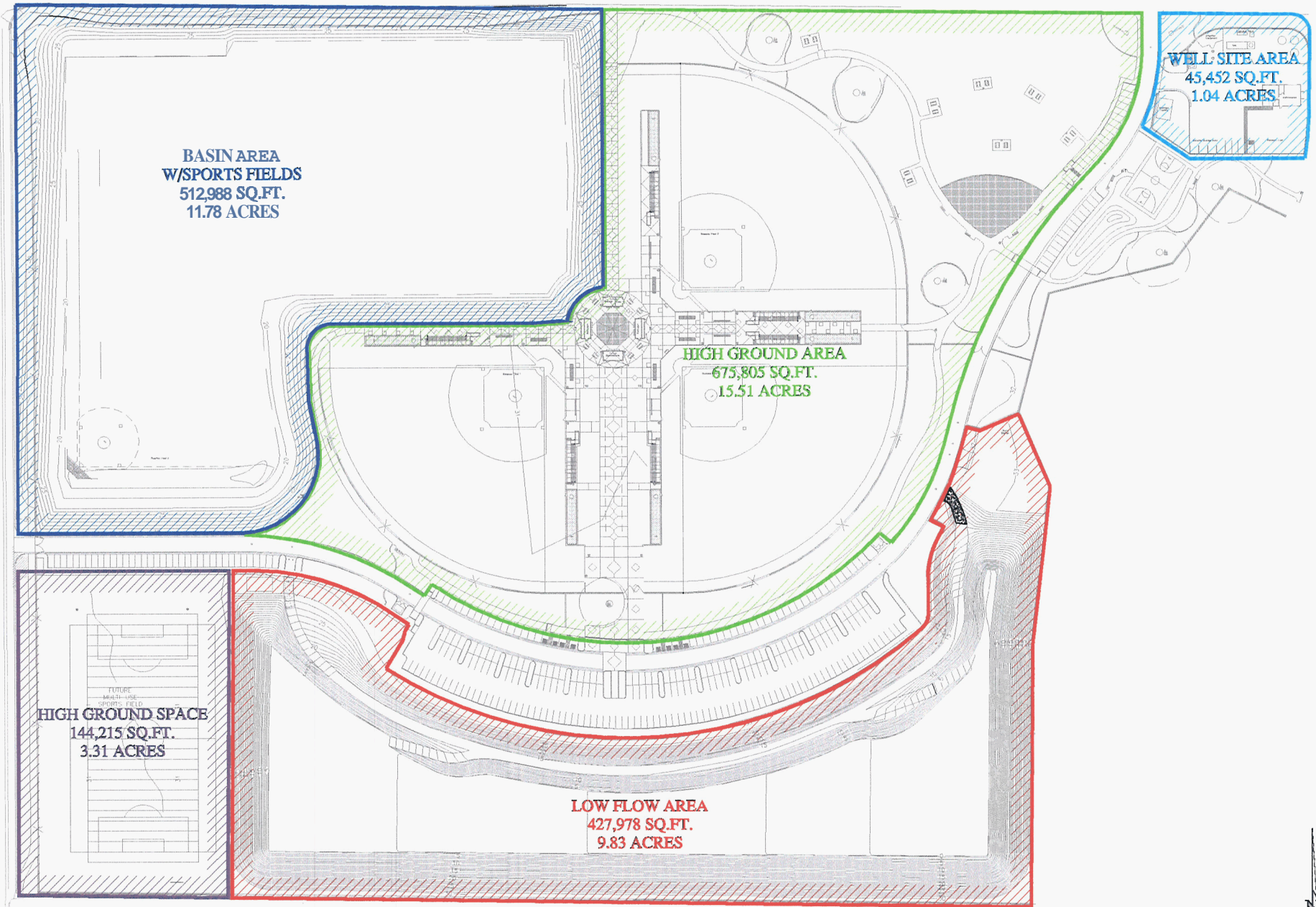

James M. Rodems
Interim Parks and Recreation Director

APPROVED: 

Blair King, City Manager



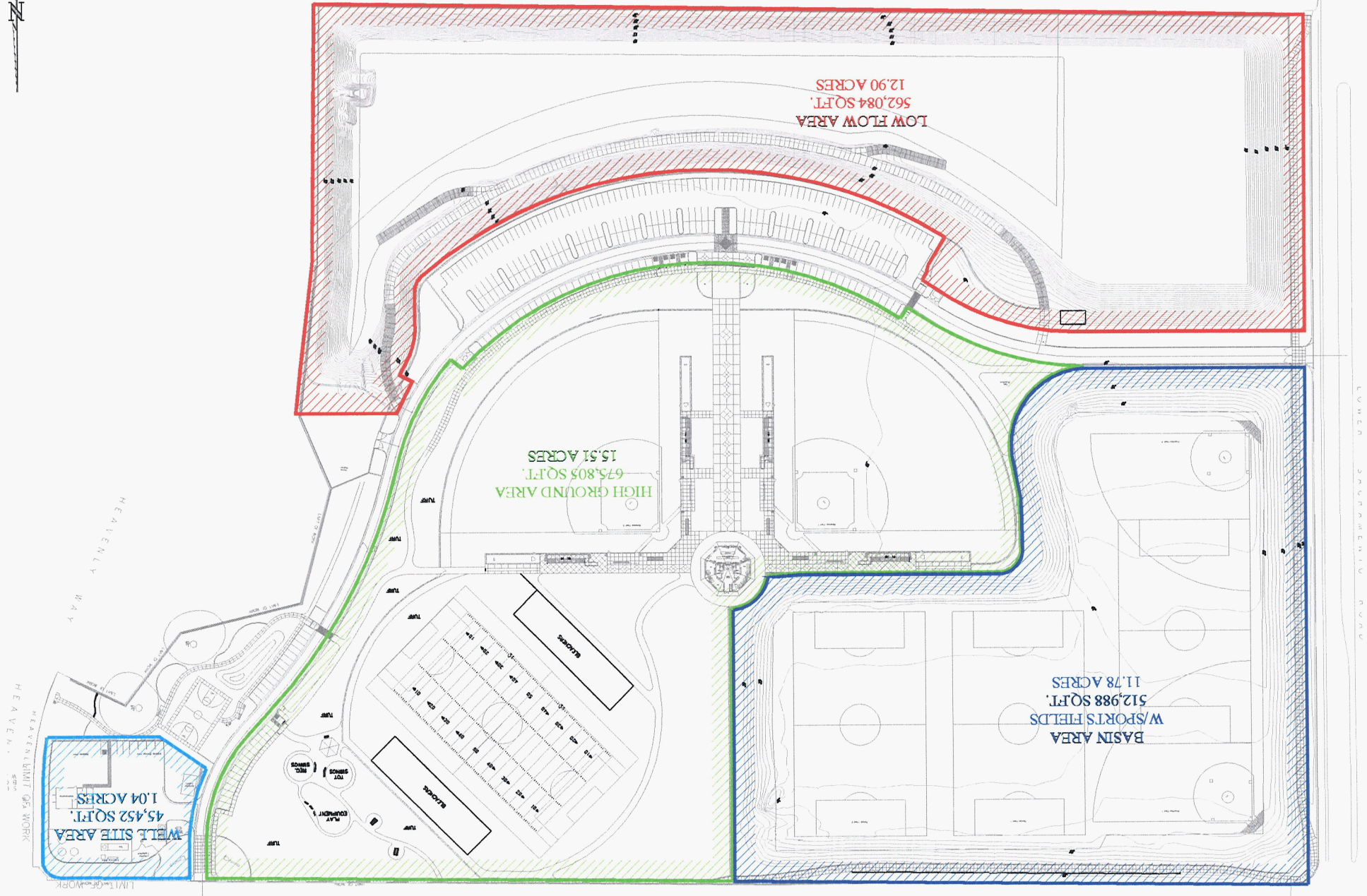
ED DEBENEDETTI PARK
LODI, GA - 49 ACRES



DEBENEDETTI PARK

EXHIBIT "A"

DEBENEDETTI PARK EXHIBIT "B"



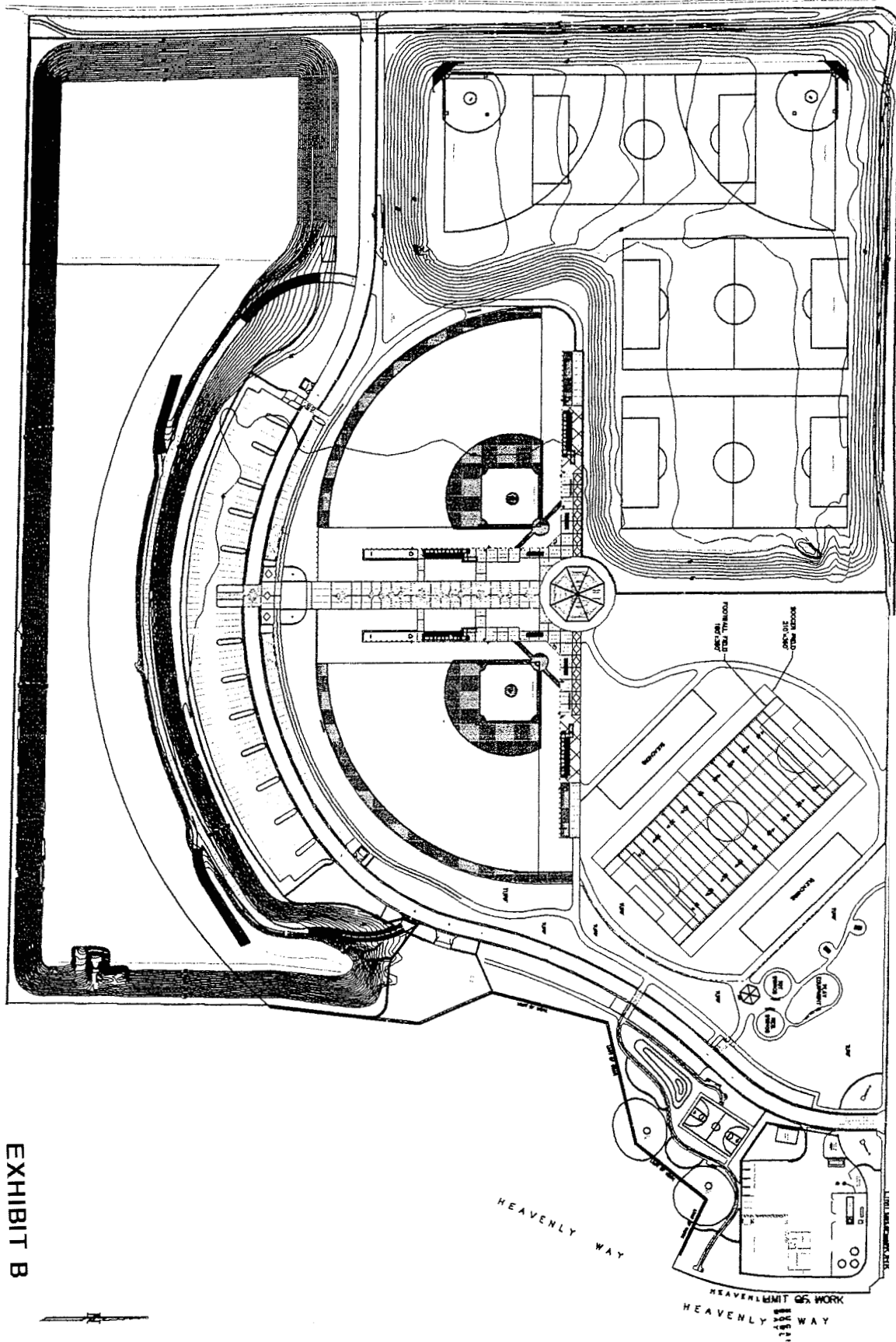


EXHIBIT B

Debenedetti Park

Proposal Plan

CITY OF LODI

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LODI, CALIFORNIA 93240
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FAX: (209) 333-4153
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